



State of New Jersey  
Department of Community Affairs  
P. O. Box 809  
Trenton, NJ 08625-0809  
609-633-6132

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**NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER**

|                         |                                       |                         |            |                            |                 |
|-------------------------|---------------------------------------|-------------------------|------------|----------------------------|-----------------|
| <b>Business Name:</b>   | Brookside Realty Urban<br>Renewal LLC | <b>Registration #:</b>  | 1915056422 | <b>Billing Customer #:</b> | O529224         |
| <b>Inspection Date:</b> | 05/14/2019                            | <b>Inspection Type:</b> | Addendum   | <b>Inspector:</b>          | ANTHONY MASSARO |
| <b>Notice #:</b>        | 30548977                              |                         |            | <b>Issuance Date:</b>      | May 29, 2019    |

| Business   | Primary Business Owner  | Primary Property Owner  | On Site Contact   |
|--|---|---|---|
| Brookside Realty Urban<br>Renewal LLC<br><br>33 MILL Street<br>Newton Town, Sussex County<br><br><b>Registration #:</b> 1915056422 | BROOKSIDE REALTY URBAN<br>RENEWAL LLC<br>c/o Michael Wieder<br><b>Customer ID:</b> 529224<br>691 Elizabeth Avenue<br>Suite 2<br>Newark, NJ 07112<br><b>Contact Number:</b> 9177219442 | N/A<br><br><b>Customer ID:</b> N/A<br>N/A<br><br><b>Contact Number:</b> N/A | LATOYAH JOHNSON<br><br><b>Customer ID:</b> 571313<br>33 MILL STREET<br>Newton, NJ 07860<br><br><b>Contact Number:</b> N/A |

| Use Group                               | LHU Codes  |
|---|------------|
| Assembly, High Rise/Covered Mall/Atrium | BB02, BJ01 |

YOU ARE HEREBY NOTIFIED THAT an inspection at the above referenced property by the New Jersey Division of Fire Safety disclosed violations of the Uniform Fire Code (N.J.A.C. 5:70-1 et seq.), promulgated pursuant to the New Jersey Uniform Fire Safety Act (N.J.S.A. 52:27D-192 et seq.). The violations are specified on the accompanying "fire code violations" page(s).

YOU ARE HEREBY ORDERED by the COMMISSIONER to correct the violations listed on the accompanying "violations" page(s) within the timeframe, or by the date specified. If a reinspection discloses that violations have not been corrected, you will be subject to penalties of up to \$5,000.00 per violation per day or as otherwise authorized by the Act and Department Regulations. IN ADDITION, the ACT imposes liability on the owner for the actual costs of fire suppression where a violation directly or indirectly results in a fire.

Lt. Governor  
Sheila Y. Oliver, Commissioner, Department of Community Affairs

By: Louis B. Kilmer, Chief, Bureau of Fire Code Enforcement  
Division of Fire Safety

I hereby acknowledge receipt of a copy of this NOTICE OF VIOLATION and ORDER TO CORRECT.

|                    |                       |                |               |
|--------------------|-----------------------|----------------|---------------|
| _____<br>Signature | _____<br>Printed Name | _____<br>Title | _____<br>Date |
|--------------------|-----------------------|----------------|---------------|



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**VIOLATIONS**

| ID      | Bldg #                | Item Description | Violation Location                           | Code Requirement  | Corrective Action   | Abate By  | Status   |
|---------|-----------------------|------------------|--|---|---|-----------|----------|
| 4145434 | 1 - BROOKSIDE TERRACE | Floor 1          | THERE TWO(2)DEAD END CORRIDORS ON EACH FLOOR | [N.J.A.C. 5:70-4,11.h.1.i] The maximum length of a dead end corridor shall be 50 feet in buildings equipped throughout with an automatic fire alarm system installed in accordance with the New Jersey Uniform Construction Code. | Provide additional means of egress for dead end corridor exceeding 50 feet in building equipped with automatic fire alarm system, Provide a Certificate of Approval upon completion of work. [N.J.A.C. 5:70-4,11.h.1.i] | 6/28/2019 | Unabated |
| 4145435 | 1 - BROOKSIDE TERRACE | Floor 10         | THERE TWO(2)DEAD END CORRIDORS ON EACH FLOOR | [N.J.A.C. 5:70-4,11.h.1.i] The maximum length of a dead end corridor shall be 50 feet in buildings equipped throughout with an automatic fire alarm system installed in accordance with the New Jersey Uniform Construction Code. | Provide additional means of egress for dead end corridor exceeding 50 feet in building equipped with automatic fire alarm system, Provide a Certificate of Approval upon completion of work. [N.J.A.C. 5:70-4,11.h.1.i] | 6/28/2019 | Unabated |
| 4145436 | 1 - BROOKSIDE TERRACE | Floor 2          | THERE TWO(2)DEAD END CORRIDORS ON EACH FLOOR | [N.J.A.C. 5:70-4,11.h.1.i] The maximum length of a dead end corridor shall be 50 feet in buildings equipped throughout with an automatic fire alarm system installed in accordance with the New Jersey Uniform Construction Code. | Provide additional means of egress for dead end corridor exceeding 50 feet in building equipped with automatic fire alarm system, Provide a Certificate of Approval upon completion of work. [N.J.A.C. 5:70-4,11.h.1.i] | 6/28/2019 | Unabated |
| 4145437 | 1 - BROOKSIDE TERRACE | Floor 3          | THERE TWO(2)DEAD END CORRIDORS ON EACH FLOOR | [N.J.A.C. 5:70-4,11.h.1.i] The maximum length of a dead end corridor shall be 50 feet in buildings equipped throughout with an automatic fire alarm system installed in accordance with the New Jersey Uniform Construction Code. | Provide additional means of egress for dead end corridor exceeding 50 feet in building equipped with automatic fire alarm system, Provide a Certificate of Approval upon completion of work. [N.J.A.C. 5:70-4,11.h.1.i] | 6/28/2019 | Unabated |
| 4145438 | 1 - BROOKSIDE TERRACE | Floor 4          | THERE TWO(2)DEAD END CORRIDORS ON            | [N.J.A.C. 5:70-4,11.h.1.i] The maximum length of a dead end corridor shall be 50 feet in  | Provide additional means of egress for dead end corridor exceeding 50 feet in building  | 6/28/2019 | Unabated |



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| <b>Notice #:</b>        | 30548977                              |                         |            | <b>Issuance Date:</b>      | May 29, 2019    |

| ID      | Bldg #                | Item Description | Violation Location                           | Code Requirement  | Corrective Action   | Abate By  | Status   |
|---------|-----------------------|------------------|--|---|---|-----------|----------|
|         |                       |                  | EACH FLOOR                                   | buildings equipped throughout with an automatic fire alarm system installed in accordance with the New Jersey Uniform Construction Code.  | equipped with automatic fire alarm system, Provide a Certificate of Approval upon completion of work. [N.J.A.C. 5:70-4,11.h.1.i]  |           |          |
| 4145439 | 1 - BROOKSIDE TERRACE | Floor 5          | THERE TWO(2)DEAD END CORRIDORS ON EACH FLOOR | [N.J.A.C. 5:70-4,11.h.1.i] The maximum length of a dead end corridor shall be 50 feet in buildings equipped throughout with an automatic fire alarm system installed in accordance with the New Jersey Uniform Construction Code. | Provide additional means of egress for dead end corridor exceeding 50 feet in building equipped with automatic fire alarm system, Provide a Certificate of Approval upon completion of work. [N.J.A.C. 5:70-4,11.h.1.i] | 6/28/2019 | Unabated |
| 4145440 | 1 - BROOKSIDE TERRACE | Floor 6          | THERE TWO(2)DEAD END CORRIDORS ON EACH FLOOR | [N.J.A.C. 5:70-4,11.h.1.i] The maximum length of a dead end corridor shall be 50 feet in buildings equipped throughout with an automatic fire alarm system installed in accordance with the New Jersey Uniform Construction Code. | Provide additional means of egress for dead end corridor exceeding 50 feet in building equipped with automatic fire alarm system, Provide a Certificate of Approval upon completion of work. [N.J.A.C. 5:70-4,11.h.1.i] | 6/28/2019 | Unabated |
| 4145441 | 1 - BROOKSIDE TERRACE | Floor 7          | THERE TWO(2)DEAD END CORRIDORS ON EACH FLOOR | [N.J.A.C. 5:70-4,11.h.1.i] The maximum length of a dead end corridor shall be 50 feet in buildings equipped throughout with an automatic fire alarm system installed in accordance with the New Jersey Uniform Construction Code. | Provide additional means of egress for dead end corridor exceeding 50 feet in building equipped with automatic fire alarm system, Provide a Certificate of Approval upon completion of work. [N.J.A.C. 5:70-4,11.h.1.i] | 6/28/2019 | Unabated |
| 4145442 | 1 - BROOKSIDE TERRACE | Floor 8          | THERE TWO(2)DEAD END CORRIDORS ON EACH FLOOR | [N.J.A.C. 5:70-4,11.h.1.i] The maximum length of a dead end corridor shall be 50 feet in buildings equipped throughout with an automatic fire alarm system installed in accordance with the New Jersey Uniform Construction Code. | Provide additional means of egress for dead end corridor exceeding 50 feet in building equipped with automatic fire alarm system, Provide a Certificate of Approval upon completion of work. [N.J.A.C. 5:70-4,11.h.1.i] | 6/28/2019 | Unabated |
| 4145443 | 1 - BROOKSIDE         | Floor 9          | THERE  | [N.J.A.C. 5:70-4,11.h.1.i] The  | Provide additional means of   | 6/28/2019 | Unabated |



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| <b>Notice #:</b>        | 30548977                              |                         |            | <b>Issuance Date:</b>      | May 29, 2019    |

| ID      | Bldg #                | Item Description | Violation Location                        | Code Requirement  | Corrective Action   | Abate By  | Status   |
|---------|-----------------------|------------------|---|---|---|-----------|----------|
|         | TERRACE               |                  | TWO(2)DEAD END CORRIDORS ON EACH FLOOR    | maximum length of a dead end corridor shall be 50 feet in buildings equipped throughout with an automatic fire alarm system installed in accordance with the New Jersey Uniform Construction Code.  | egress for dead end corridor exceeding 50 feet in building equipped with automatic fire alarm system, Provide a Certificate of Approval upon completion of work. [N.J.A.C. 5:70-4,11.h.1.i] |           |          |
| 4145444 | 1 - BROOKSIDE TERRACE | Floor 1          | DUCT ABOVE EACH APARTMENT DOOR (ALL APTS) | [N.J.A.C. 5:70-4,15.a.4.i] In lieu of an approved smoke detector located within the duct, ducts which penetrate smoke barriers above doors are permitted to have the approved damper arranged to close upon detection of smoke by the local device designed to detect smoke on either side of the smoke barrier door opening. | Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-4,15.a.4.i]  | 6/28/2019 | Unabated |
| 4145445 | 1 - BROOKSIDE TERRACE | Floor 10         | DUCT ABOVE EACH APARTMENT DOOR (ALL APTS) | [N.J.A.C. 5:70-4,15.a.4.i] In lieu of an approved smoke detector located within the duct, ducts which penetrate smoke barriers above doors are permitted to have the approved damper arranged to close upon detection of smoke by the local device designed to detect smoke on either side of the smoke barrier door opening. | Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-4,15.a.4.i]  | 6/28/2019 | Unabated |
| 4145446 | 1 - BROOKSIDE TERRACE | Floor 2          | DUCT ABOVE EACH APARTMENT DOOR (ALL APTS) | [N.J.A.C. 5:70-4,15.a.4.i] In lieu of an approved smoke detector located within the duct, ducts which penetrate smoke barriers above doors are permitted to have the approved damper arranged to close upon detection of smoke by the local device designed to detect smoke on either side of the smoke barrier door opening. | Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-4,15.a.4.i]  | 6/28/2019 | Unabated |
| 4145447 | 1 - BROOKSIDE         | Floor 3          | DUCT                                      | [N.J.A.C. 5:70-4,15.a.4.i] In lieu  | Responsible party must comply   | 6/28/2019 | Unabated |



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| <b>Inspection Date:</b> | 05/14/2019                            | <b>Inspection Type:</b> | Addendum   | <b>Inspector:</b>          | ANTHONY MASSARO |
| <b>Notice #:</b>        | 30548977                              |                         |            | <b>Issuance Date:</b>      | May 29, 2019    |

| ID      | Bldg #                | Item Description | Violation Location                        | Code Requirement  | Corrective Action  | Abate By  | Status   |
|---------|-----------------------|------------------|---|---|--|-----------|----------|
|         | TERRACE               |                  | ABOVE EACH APARTMENT DOOR (ALL APTS)      | of an approved smoke detector located within the duct, ducts which penetrate smoke barriers above doors are permitted to have the approved damper arranged to close upon detection of smoke by the local device designed to detect smoke on either side of the smoke barrier door opening.                                    | with the violated provision(s) of the Code. [N.J.A.C. 5:70-4,15.a.4.i]                               |           |          |
| 4145448 | 1 - BROOKSIDE TERRACE | Floor 4          | DUCT ABOVE EACH APARTMENT DOOR (ALL APTS) | [N.J.A.C. 5:70-4,15.a.4.i] In lieu of an approved smoke detector located within the duct, ducts which penetrate smoke barriers above doors are permitted to have the approved damper arranged to close upon detection of smoke by the local device designed to detect smoke on either side of the smoke barrier door opening. | Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-4,15.a.4.i] | 6/28/2019 | Unabated |
| 4145449 | 1 - BROOKSIDE TERRACE | Floor 5          | DUCT ABOVE EACH APARTMENT DOOR (ALL APTS) | [N.J.A.C. 5:70-4,15.a.4.i] In lieu of an approved smoke detector located within the duct, ducts which penetrate smoke barriers above doors are permitted to have the approved damper arranged to close upon detection of smoke by the local device designed to detect smoke on either side of the smoke barrier door opening. | Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-4,15.a.4.i] | 6/28/2019 | Unabated |
| 4145450 | 1 - BROOKSIDE TERRACE | Floor 6          | DUCT ABOVE EACH APARTMENT DOOR (ALL APTS) | [N.J.A.C. 5:70-4,15.a.4.i] In lieu of an approved smoke detector located within the duct, ducts which penetrate smoke barriers above doors are permitted to have the approved damper arranged to close upon detection of smoke by the local device designed to detect smoke on either side of the smoke                       | Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-4,15.a.4.i] | 6/28/2019 | Unabated |



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|---------|-----------------------|------------------|---|--|--|-----------|----------|
| 4145451 | 1 - BROOKSIDE TERRACE | Floor 7          | DUCT ABOVE EACH APARTMENT DOOR (ALL APTS) | barrier door opening.<br>[N.J.A.C. 5:70-4,15.a.4.i] In lieu of an approved smoke detector located within the duct, ducts which penetrate smoke barriers above doors are permitted to have the approved damper arranged to close upon detection of smoke by the local device designed to detect smoke on either side of the smoke barrier door opening. | Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-4,15.a.4.i] | 6/28/2019 | Unabated |
| 4145452 | 1 - BROOKSIDE TERRACE | Floor 8          | DUCT ABOVE EACH APARTMENT DOOR (ALL APTS) | [N.J.A.C. 5:70-4,15.a.4.i] In lieu of an approved smoke detector located within the duct, ducts which penetrate smoke barriers above doors are permitted to have the approved damper arranged to close upon detection of smoke by the local device designed to detect smoke on either side of the smoke barrier door opening.                          | Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-4,15.a.4.i] | 6/28/2019 | Unabated |
| 4145453 | 1 - BROOKSIDE TERRACE | Floor 9          | DUCT ABOVE EACH APARTMENT DOOR (ALL APTS) | [N.J.A.C. 5:70-4,15.a.4.i] In lieu of an approved smoke detector located within the duct, ducts which penetrate smoke barriers above doors are permitted to have the approved damper arranged to close upon detection of smoke by the local device designed to detect smoke on either side of the smoke barrier door opening.                          | Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-4,15.a.4.i] | 6/28/2019 | Unabated |



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### ADMINISTRATIVE APPEAL RIGHTS

The owner of the premises or of the use, or an authorized agent of the owner MAY CONTEST THIS ORDER at an Administrative Hearing. The request for a hearing must be made in writing within 15 days after receipt of this order. Request may be made online at the Division of Fire Safety's website ( <http://www.nj.gov/dca/divisions/dfs/> ) under the DCA RIMS Online Services link or addressed to:

Department of Community Affairs  
Hearing Coordinator  
PO Box 802  
Trenton, New Jersey 08625-0802

In accordance with N.J.A.C. 5:70-2.19 an appeal shall be signed by a proper party and shall include:

- The date of the act, which is the subject of the appeal.
- The name and status of the person submitting the appeal.
- The specific violations or other act claimed to be in error; and
- A concise statement of the basis for the appeal

You are advised that only matters deemed to be CONTESTED CASES, as defined by the Administrative Procedures Act, will be scheduled for a Hearing. If a hearing is scheduled, you will be notified in advance of the time and place. At a hearing a corporation may be represented only by a licensed attorney, unless approval is given by the Office of Administrative Law.

### EXTENSIONS

If a specified time has been given to abate a violation, YOU MAY REQUEST AN EXTENSION OF TIME by submitting a written request to the Division of Fire Safety. This request may be made online at the Division of Fire Safety's website (<http://www.nj.gov/dca/divisions/dfs/>) under the DCA RIMS Online Services link. To be considered, the request must be made before the compliance date specified and must set forth the work accomplished, the work remaining, the reason why an extension of time is necessary and the date by which all work will be completed.

TAKE NOTICE THAT, pursuant to N.J.A.C. 5:70-2.10(d) 2 an application for an extension shall be deemed to constitute an admission that the notice of violation is factually and procedurally correct and that the violations do or did exist. In addition, the request for an extension constitutes a waiver of the right to a hearing as to those violations for which an extension is applied.



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**PENALTIES**

Pursuant to N.J.A.C. 5:70-2.12, a violation of the Code is punishable by monetary penalties of not more than \$5,000 per day for each violation. Each day a violation continues is an additional, separate violation except while an appeal is pending.

ALSO TAKE NOTICE THAT, pursuant to N.J.A.C. 5:70-2.12A, when an owner has been given notice of the existence of a violation and has not abated the violation, that owner shall, in addition to being liable to the penalty provided for by N.J.A.C. 5:70-2.12, be liable to a dedicated penalty in the like amount.

Pursuant to N.J.A.C. 5:70-2.12(e), a violation that is recurring justifies imposition of an immediate penalty without the necessity for an interval in which corrections can be made. A violation shall be deemed to be a recurring violation if a notice has been served within two years from the date that a previous notice was served and the violation, premises and responsible party are substantially the same.

Claims arising out of penalty assessments can be compromised or settled if it shall be likely to result in compliance. Moreover, no such disposition can be finalized while the violation continues to exist.

Any penalties assessed are in addition to others previously assessed. Penalties must be paid in full within 30 days after an order to pay. If full payment is not made within 30 days, the matter will be referred to the Office of the Attorney General for summary collection pursuant to "The Penalty Enforcement Law of 1999," P.L.1999, C. 274 (C. 2A: 58-1 et seq.).

**NOTICE**

If you require guidance or advice concerning your legal rights, obligations or the course of action you should follow, consult your own advisor.